

MEMORANDUM

TO: APC Ordinance Committee
FROM: Kathy Lind, Senior Planner
SUBJECT: Animal Specialty Services
DATE: March 4, 2015

Recently a member of the American Kennel Club came to the office to see where his organization could locate a pet training facility in the City of Lafayette. The answer was...nowhere, because the use falls under the catchall heading of "all other animal specialty services, except veterinary" which is only permitted by special exception in the A, AW, and AA zones. Lafayette does not have any A, AW, or AA zones.

It seemed odd to staff that boarding kennels and animal shelters are permitted by right in the GB and HB zones, but a pet training facility required both a special exception and a rural zoning district.

Staff decided to take a closer look at all of the uses that fall under that heading (0752 in the SIC Manual) and decided some of those uses would be compatible in other zoning districts that are found in our cities. Those uses, and the zones staff feels comfortable locating them in, are as follows:

"Pedigree record services for pets and other animal specialties"

This is primarily an office use and should be allowed by right where offices are allowed in HB, CB, CBW, GB, NB, and NBU zones.

"Showing of pets and other animal specialties"

Because this use could potentially generate heavy traffic and could cause parking problems, it should be allowed in HB, I1, I2 and I3 by right and in GB by special exception.

"Training of pets and other animal specialties"

In staff's opinion, this should be allowed at least where kennels are allowed, in GB and HB zones as well as I1, I2, and I3.

This proposal was reviewed by the Administrative Officers of both Lafayette and West Lafayette which agreed to the changes. If approved by the Ordinance Committee at its March 4th meeting, staff will file the ordinance amendment for hearing at the April 15th APC meeting.

RECOMMENDATION:

A motion to forward this ordinance amendment to the full APC

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER _____ OF ORDINANCE NO. _____ BEING THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY.

Be it ordained by the (County Commissioners of Tippecanoe County, Indiana; the Common Council of the City of Lafayette, Indiana; the Common Council of the City of West Lafayette, Indiana; the Town Council of the Town of Battle Ground, Indiana; the Town Council of the Town of Dayton, Indiana; and the Town Council of Clarks Hill, Indiana), that Ordinance No. _____, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

Section 1: Change **UZO Section 1-10-2 Words and Terms Defined** by adding the following definition:

AGRICULTURAL RENTAL HALL. An establishment (either with or without an outdoor component) where private parties, weddings, and/or receptions limited to attendance by invitation or reservation are held. Additionally, hosting public events open to the public without the requirement of an invitation or reservation, at which entertainment is provided as the main attraction, may also be part of such business. Unless located in a zone that also permits eating and drinking places as a primary use, a **rental hall**: 1. May only serve food prepared by an off-premises caterer and may not include any uses listed in SIC 5812 or 5813 and 2: May only host such public events up to four times per calendar year.

Section 2: Change **UZO Section 3-2 Permitted Use Table** by adding the category "Agricultural Rental Hall" that allows the following:

This use is permitted in the GB zone by right and in A and AW zones only with a special exception. Parking group 30/c (1 space per 4 patrons to the maximum capacity of the facility inclusive of both indoor, if any, and outdoor capability.) shall apply.

Section 3: Change **UZO Section 4-6-3 Required Auto *Parking Spaces***, parking group 30 by adding to it the following:

Additionally, for **agricultural rental hall** public events in **rural zones**, grass or gravel overflow parking areas are required and shall be of sufficient size to accommodate all vehicles. Vehicles parked along public roads shall be evidence of non-compliance with this requirement.

This ordinance shall be in full force and effect from and after its passage.